THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20150030945 DEEDQC
Recvd: 04/23/15 15:12 2 pgs
Fees:12.00 Taxes:0.00
20150423-0036580

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
James A. Gaines Rebecca K. Gaines 804 Russell Street Nashville, TN 37206	New Owners	082-12-0 264.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James A. Gaines, married***, by these presents does hereby quitclaim and convey unto **James A. Gaines and Rebecca K. Gaines, Husband and Wife**, his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lots 26 and 27 on Map of D.D. Phillips Silverdene Park Subdivision, as of record in Book 421, Page 31, Register's Office for said County. According to a survey made by Eric Drake, County Surveyor, July 13, 1934, said Lots 26 and 27 are described as follows:

Beginning at the southeast corner of McFerrin Avenue and Silverdene Place, formerly Ramsay or Georgia Street; thence, with the southerly margin of Silverdeen Place, eastwardly 70.5 feet to the corner of Lots 26 and 27; thence, with the line between said two lots, southwardly 170 feet to the northerly margin of an alley; thence, with said alley, westwardly 178.5 feet to the easterly margin of McFerrin Avenue; thence, with the same northwardly 202.5 feet to the beginning.

Being the same property conveyed to James A. Gaines by deed from The Bank of Nashville, of record in Instrument No. 20010717-0075755, dated July 13, 2001 and recorded on July 17, 2001, Register's Office for Davidson County, Tennessee.

** Said Grantor being now married to Rebecca K. Gaines.*

This is improved property known as 920 Silverdene Place, Nashville, TN 37206.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 22nd day of April, 2015.

Rebecca K. Gaines
Affiant

My commission expires: 7.3.17
(Affix Seal)

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22nd day of April ____, 2015.

James A. Gaines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James A. Gaines, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of April, 2015.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017